

The Salisbury Planning Board held its regular meeting on Tuesday, December 14, 2004, in the City Council Chamber of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

**PRESENT:** Len Clark, Lou Manning, Brian Miller, Rodney Queen, Sandy Reitz, Jeff Smith, Valerie Stewart, Albert Stout, and Diane Young

**ABSENT:** Mitzi Clement, Dr. James Johnson, and Rev. Jerry Wilkes

**STAFF:** Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, David Phillips, and Wendy Spry

The meeting was called to order by Co-Chairman **Jeff Smith**. Co-Chairman Smith offered a moment of silence to reflect. The minutes of the November 9 meeting were approved as published.

### **ZONING MAP AMENDMENTS**

(a) **Co-Chairman Smith** convened a Courtesy Hearing.

**Z-16-04**

John and Susan Pfannes and Neighborhood  
204 Balfour Drive  
Salisbury, NC 28147

**LOCATION:**

Along Rowan Mill Road, Balfour Road, Sunrise Drive, and other interior streets west of South Main Street, behind Fire Station 52.

**Size:**

39-acre area – 61 parcels

**From:**

R-6 with Manufactured Home Overlay

**To:**

R-6 with removal of entire Manufactured Home Overlay

Preston Mitchell, City of Salisbury's Senior Planner, made a Power Point presentation that identified the area on the map, and showed pictures of the single-family "stick built" homes in the area. This represents the majority of housing in this neighborhood. Staff was only able to locate four mobile homes that would be "legal non-conforming" if the overlay was removed. Should they be vacated for a period longer than 180 days, they would have to be removed. Staff recommends approval of the removal of the manufactured home overlay, which would not affect the R-6 base zoning.

*The Vision 2020 Plan* neighborhood policy states that new in-fill development shall be architecturally compatible with existing structures, landscape features, and with the streetscape within its vicinity.

**Mobile Home.** Mobile Home is synonymous with manufactured home. The term "manufactured home" is considered to be more accurate terminology for the variety of factory built homes now being constructed, which includes units intended as permanent sites as well as transient use.

**Certified** modular homes are not restricted by the City's ordinance and can be built any place a stick built home can be built.

*Those speaking in favor of the zoning change request:*

**Susan Pfannes**, 204 Balfour Drive, voiced concerns about the effect on the neighborhood if a manufactured home is placed on undeveloped properties; also, the effect manufactured homes have on property tax rates and property values. If any existing homes were destroyed they could be replaced with manufactured housing. Efforts to improve the area have been on going.

**Clinton Mitchell**, 303 Rink Street, is interested in a secure looking neighborhood, and supports the opinions of Susan Pfannes.

**Pam Clark**, 203 Balfour Drive - she and her husband purchased their home in this neighborhood six months ago. Their property is adjacent to property that could have had a manufactured home located on it; that would have discouraged them from buying their current home. It is a nice neighborhood, and she would like to see a continued effort to improve the area.

*Those speaking in opposition to the zoning change request:* NONE

*Board Discussion:*

Rodney Queen recognized the fact that no one spoke in opposition and sensed it was a good indication of support for this case. He does note the City's trend of moving mobile homes further out into the county. He would like Planning Board to address the need for affordable housing, and provide guidelines to improve the future of mobile homes. In this case removal of the overlay is consistent with the existing homes. He made a motion to recommend the removal of the manufactured home overlay. Lou Manning seconded the motion with all members present voting AYE (9-0).

- (b) **Z-17-04 City of Salisbury** 217 S. Main Street  
PO Box 479  
Salisbury, NC 28145-0479

**LOCATION:** Rowan County Airport - Extending 50,000 horizontal feet from each end of the current runway and encompassing a 10,000-foot ellipse around the runway

**From:** N/A

**To:** Airport Zoning Overlay

Senior Planner Preston Mitchell gave a presentation and reminded the Planning Board that this was initiated by the County as presented by Ed Muire at the last Planning Board meeting. Mr. Muire asked the City to adopt the overlay that the County had adopted with the upcoming expansion of the airport runway. This is mainly a height restriction of no



more than 150 feet in approximately an 80 square mile area. Airport Road will be relocated.

*Those speaking in favor of the zoning change request:* None

*Those speaking in opposition to the zoning change request:* None

*Board Discussion:*

Brian Miller made a motion to recommend approval of Z-17-04. Diane Young seconded the motion with all members present voting AYE (9-0).

### **GROUP DEVELOPMENT SITE PLAN**

David Phillips made the staff presentation for the following group development site plan.

**G-18-04**      Bank of North Carolina  
Outparcel in Salisbury Village (G-12-04)  
415 Jake Alexander Boulevard West  
Tax Map 061, Parcel 176 Outparcel #1, Zoning B-7

Mr. Mark Lewis, for Bank of North Carolina, submitted the application for the construction of a 9,965 square foot bank to be located at 415 Jake Alexander Boulevard West. All zoning criteria have been met. The Technical Review Committee recommends approval of the application, as submitted.

Much of the development is being shifted away from the Castlewood neighborhood. Mr. Phillips pointed out the sidewalk and traffic pattern. The widening of Castlewood will take place at a later date. There will be street trees along Castlewood and there is landscaping to soften the appearance of the building.

Drainage will be addressed on the staff level.

*Public Comment*

Mark Lewis, 136 Rugby Road, represented the Bank of North Carolina. This is something of an announcement that the bank is building its first building in Rowan County.

Three objectives: (1) pedestrian friendly, customer efficient, traditional bank building, (2) meet the policies of the Salisbury Vision 2020 Plan, (3) to be especially sensitive to the neighbors in Castlewood.

The drive through is on the opposite side of the neighborhood. As much green space as possible has been included and light pollution has been addressed by using pedestrian scale lights. Mr. Lewis met with the Castlewood neighborhood on December 13. There

are plenty of sidewalks. The dumpster will be shielded with landscaping. He has ample landscaping budget for this project.

Contractors are to use a construction entrance at Hwy 150.

#### *Board Discussion*

**Sandy Reitz** is pleased that Mr. Lewis' bank will be leading this project with the first building and made a motion to recommend approval of G-18-04. **Lou Manning** seconded the motion with all members present voting AYE (9-0).

**Brian Miller and Jeff Smith** both stated their appreciation of the sidewalks on this site.

### **COMMITTEE REPORTS**

#### Legislative Committee A

Sign Ordinance – Brian Miller, chair, Jerry Wilkes, Lou Manning, Valerie Stewart, and Diane Young. **Brian Miller** reported that only a small number of permits have been issued for special events and that may be due to people not being aware of it. The intention of the permit was to bring the car dealerships on Jake Alexander Boulevard into compliance with the sign ordinance. They are still investigating the subject and feel that the car dealerships are looking at the fines as part of their advertising budget.

#### Committee 1

N. Main Small Area Study – Sandy Reitz, Chair, Lou Manning, V. Chair, Jeff Smith, and Albert Stout

**Sandy Reitz** said the next step is to have staff put together a procedure. The second step will be to involve the neighborhood. The third step will be the tour of North Main Street. A meeting was scheduled at Planning Board for Wednesday, January 5 at 8:30 a.m. in the first floor conference room at City Hall.

#### Legislative Committee B

Itinerant Merchants – Len Clark, Chair, Sandy Reitz, V. ch., Rodney Queen, James Johnson, and Albert Stout

**Len Clark** reported that the committee decided to go back to the original plan of attaching information to the business license.

**Janet Gapen** put together a one-page list of rules and regulations (summary) for itinerant merchants. This will be offered to the department that issues the privilege license. There is nothing that the committee will need to vote on.

The itinerant license provides length of operation less than six consecutive months. Mr. Clark would like to see City Council address this because of the loss of tax income to the City and the fairness to other businesses. Staff will make a recommendation to Council.



### **GOALS COMMITTEE**

The Goals Committee will consist of: Len Clark, Valerie Stewart, Sandy Reitz, Jeff Smith, and Rodney Queen. Any Board member interested in participating is encouraged to join the committee.

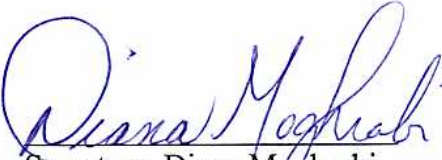
The committee will meet Wednesday, December 29, 2004, at 8:30 in the first floor conference room at City Hall to discuss the current year's goals and highlights, as well as to discuss and recommend to the rest of the Planning Board the goals for FY 2005-2006.


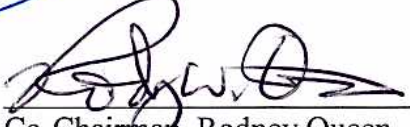
The Council Retreat is scheduled for February 3 and 4, 2005.

Brian Miller is interested in the identification of small area plans as a goal.

Merry Christmas, and happy holiday wishes were extended to all.

There being no further business to come before the Board, the meeting was adjourned at 5:00 p.m.

  
Secretary, Diana Moghrabi

  
Co-Chairman, Jeff Smith  
  
Co-Chairman, Rodney Queen

